

**PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
190 DYER STREET
PROVIDENCE, RHODE ISLAND 02903-3902**

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Tuesday, December 9, 2008 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

Pursuant to Section 906, correspondence has been received requesting a first six-month extension of the following matter:

MANTON REALTY, LLC: 12 Manton Court, Lot 408 on the Tax Assessor's Plat 34 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 304 and 704.2(C) in the proposed subdivision of lot 408 into two new lots. One new lot would contain 8,090.40 square feet of land area upon which a new 47' x 26' two-family structure would be constructed at the westerly side of the parcel and a second new lot containing 8,048.32 square feet of land area would be created upon which a new 47' x 26' two-family structure would be constructed at the easterly side of the parcel. The

applicant is requesting a dimensional variance and seeks relief from regulations governing minimum lot width and frontage, whereby each newly created lot would have approximately 25 feet of frontage instead of the required 50 foot obverse. Further relief is requested from the rear yard paving restriction for the new easterly lot. The lot in question contains approximately 16,139 square feet of land area.

On September 23, 2008, the Board continued the following matter regarding the proposed outdoor seating and the wall mural only.

ANTONIO GIANFRANCESCO: 704, 710 & 712 Admiral Street, (corner Zella Street) Lots 174, 143 & 142 on the Tax Assessor's Plat 118 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 401 and 401.1, (outdoor uses and seating); whereby the applicant proposes to provide 5 seats at the exterior of the existing building being used for a delicatessen and market on Lot 174 (712 Admiral St.). Further, the applicant seeks relief from Section 303-use code 64 to provide parking on Lots 142 and 143 (704 & 710 Admiral St.). The applicant seeks a use variance for the outdoor seating and the noncontiguous parking lot. Further, the applicant seeks a dimensional variance and proposes to create a sign in the form of a wall mural on the façade of the structure (Lot 174) facing Zella Street measuring 429.57 square feet. The wall mural sign would result in the maximum amount of signage for Lot 174 exceeding the amount of signage permitted. Lot 174 contains approximately 4,756 square feet

of land area, and Lots 142 and 143 together contain approximately 6,897 square feet of land area.

Upon request of the applicant the following matter will be continued to a date to be determined and will be re-noticed accordingly:

RHODE ISLAND STATE PIER PROPERTIES, LLC: 170 & 180 Allens Avenue, Lots 481 & 489 on the Tax Assessor's Plat 46 located within a Waterfront W-3 Port/Maritime Industrial Zone; to be relieved from Sections 303-use code 33.3 (transient amusement), 303-use code 33.4 (outdoor entertainment), 303-use code 64.1 (parking, principle use), 303-use code 52 (outdoor trade), 303-use code 58 (restaurant with entertainment), 401.1 (outdoor restaurant seating), 425 (landscaping) and 705.4 (paving, parking areas) in the proposed use of Lot 489 for transient amusement, outdoor trade, outdoor entertainment, parking as a principle use and as an accessory use; and to use Lot 481 for parking as a principle use, transient amusement, outdoor trade, outdoor seating and entertainment for the existing restaurant, and no change to the existing office buildings and storage. The applicant is seeking a use variance for the proposed aforementioned uses and dimensional variances from regulations governing paving and landscaping. The lots in question contain together total approximately 164,503 square feet of land area.

On October 28, 2008, the Board continued the following matter for hearing:

FRANK J. PASCATORE: 11 Dorr Street, Lot 657 on the Tax Assessor's Plat 65 located within a Residential R-3 Three-Family Zone; to be relieved from Sections 201.7, 304, 417 and 704.2 in the proposed construction of a three-story (including basement) 27.5' x 40' two-family structure, which is a permitted use within the R-3 district. The existing manufacturing building will remain unchanged. The proposed construction would create a second principle building on the property, which is not permitted under Section 417. The applicant is seeking use and dimensional variances from regulations governing intensification of use, maximum height, the number of principle buildings allowed on a lot and front yard paving. The lot in question contains approximately 6,080 square feet of land area.

NEW MATTERS

SUELLEN SHAPIRO, OWNER AND LA LUPITA, APPLICANT: 1954 Westminster Street (corner Stokes St.), Lot 359 on the Tax Assessor's Plat 35 located in a General Commercial C-2 Zone; to be relieved from Section 703.2 in the proposed inclusion of seating within the existing restaurant. The existing two stores will remain unchanged. The applicant is requesting a dimensional variance relating to the parking regulation in order to provide seating, which requires six parking

spaces. The subject property is non-conforming by parking, (no on-site parking) for five parking spaces; therefore, there is a shortfall of one parking space. The lot in question contains approximately 4,286 square feet of land area.

JOHNNY CHAN, OWNER AND CHARLES E. LAWRENCE, APPLICANT:

469 Hartford Avenue & 21 Barden Street, Lot 338 on the Tax Assessor's Plat 113 located in a General Commercial C-2 Zone. The applicant seeks a special use permit pursuant to Section 303-use code 34 in the proposed alteration of the existing building to include a fitness facility and a family entertainment center. The existing restaurant will remain unchanged. The applicant is also requesting relief from Section 703.2 (parking); however this proposal meets the parking requirement. The lot in question contains approximately 25,650 square feet of land area.

BUTLER HOSPITAL, GROUND LESSOR; EPOCH ON BLACKSTONE BOULEVARD, APPLICANT; AND NATIONWIDE HEALTH PROPERTIES, INC./NHP BLACKSTONE, LLC, LESSEE: 353 Blackstone Boulevard, also known as Lot 79 on the Tax Assessor's Plat 38 located within a Residential R-1 Zone and further within an

Institutional I-1 Overlay District. The applicant seeks a special use permit pursuant to Section 303-use code 15.3 in order to continue the existing use of the building for skilled nursing, congregate care and assisted living. The building currently contains 161 beds; the applicant seeks to provide 3 additional beds or 164 beds in total. This proposal meets the parking requirement. The lot in question contains approximately 182,037 square feet of land area.

SQUAREWAY ASSOCIATES, INC., OWNER AND LA LAITERIE AT FARMSTEAD, APPLICANT: 170-188 Wayland Avenue, also known as 228 Waterman St., Lots 466 & 435 on the Tax Assessor's Plat 14 located in a General Commercial C-2 Zone; to be relieved from Section 703.2 pursuant to Section 200 in the proposed expansion of the seating within the existing restaurant from 35 seats to 47 seats. The remaining uses within the building will remain unchanged. The applicant is requesting a dimensional variance from the parking requirement for lot 466 only (the existing restaurant at 186 Wayland Ave.), where this proposal has a shortfall of 3 parking spaces. The lots together contain approximately 17,942 square feet of land area.

7:00 P.M.

On October 28, 2008, the Board continued the following matter for hearing:

ESSEX RICHMOND II, LLC AND ESSEX RICHMOND III, LLC: 281 Pitman Street a/k/a 3 Richmond Square and 291 East George Street,

Lots 6 & 451 on the Tax Assessor's Plat 15 located within a Waterfront W-1 Zone; to be relieved from Sections 303-use code 14, 420.2, 307 and 1000.109 in the proposed demolition of the existing building on Lot 451 and the construction of two new buildings containing 41 residential units with accessory parking. The proposed use is permitted within the W-1 district; the applicant is requesting a dimensional variance relating to regulations governing the height restriction. The lots in question together total approximately 90,763 square feet of land area.

NEW MATTERS

220 ATWELLS LLC, OWNER; 224 ATWELLS LLC, APPLICANT; AND SOPHIA CUYEGKENG & HENRY MU, LESSEES: 218-224 Atwells Avenue (bounded by Albro St. & Messenger St.), Lot 339 on the Tax Assessor's Plat 28 located in a General Commercial C-2 Zone. The applicant is requesting a special use permit pursuant to Section 303-use code 58 in the proposed inclusion of entertainment within the existing restaurant (224 Atwells Ave.). The lot in question contains approximately 6,209 square feet of land area.

ANTONIO MANNA REALTY, INC.: 63, 63.5 & 65 Hope Street, Lots 124 & 125 on the Tax Assessor's Plat 17 located in a Residential R-2 Two-Family Zone; to be relieved from Section 303-use code 13 pursuant to Section 200 in the proposed change in use of the rear building (Lot 124, 63.5 Hope St.) from a two-family to a three-family structure. The existing two-family structure (front building, 63 Hope St.) will remain unchanged and the existing single-family structure at 65 Hope Street (Lot 125) will also remain unchanged. The applicant is requesting a use variance for the proposed expansion of use at 63.5 Hope Street only. This proposal meets the parking requirement, whereby parking is shared between the two lots. Lot 124 contains approximately 4,649 square feet of land area and Lot 125 contains approximately 2,045 square feet of land.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER

**MOMENTO BAJO LA DISCRETION DE LA JUNTA DE REVISIONES
DE ZONA.**

**LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA
TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS
DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES
AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA
DE JUICIO.**

PETER D. CARNEVALE, SECRETARY

(401) 421-7740 EXT. 376